

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

SEND TAX NOTICE TO:
IRA Innovations, LLC
100 Concourse Parkway Suite 275
Birmingham, Alabama 35244

_____[Space Above This Line For Recording Data]_____


STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of **One Hundred Thousand and no/100's Dollars (\$100,000.00)** and other good and valuable consideration, paid in hand to **The Westervelt Company, Inc., a Delaware Company** (herein called the Grantor), by **IRA Innovations, LLC fbo Robert Connor Farmer SEP IRA** (herein called the Grantee), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real property, together with all improvements thereon, situated in Shelby County, Alabama, as described in Exhibit A attached hereto and exceptions described in Exhibit B attached hereto and both exhibits incorporated herein by reference.

Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, (i) that the above-described real property is free and clear from all encumbrances whatsoever created by, from, through or under the Grantor except as set forth herein, and (ii) that the Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto the Grantees, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, except as hereinabove stated.

Shelby County, AL 04/05/2018
State of Alabama
Deed Tax:\$100.00


20180405000112630 1/5 \$127.00
Shelby Cnty Judge of Probate, AL
04/05/2018 08:37:35 AM FILED/CERT

Grantor reserves title to all minerals within and underlying the above property described in Exhibit A attached hereto, together with all mining rights and other rights and privileges, immunities and release of damages relating thereto.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, The Westervelt Company, Inc. has caused this conveyance to be signed in its corporate name by its duly authorized officer, as of the 30th day of March, 2018.

THE WESTERVELT COMPANY, INC.,
a Delaware Company

20180405000112630 2/5 \$127.00
Shelby Cnty Judge of Probate, AL
04/05/2018 08:37:35 AM FILED/CERT

By:

James J. King, Jr.
James J. King, Jr.
Vice President of Natural Resources

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James J. King, Jr., as Vice President of The Westervelt Company, Inc. a Delaware Company, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he executed the same voluntarily and with full authority, on behalf of said Company.

Given under my hand and seal, this 30th day of March, 2018.

Preasha J. Smith
Notary Public
My commission expires: 11/2/19

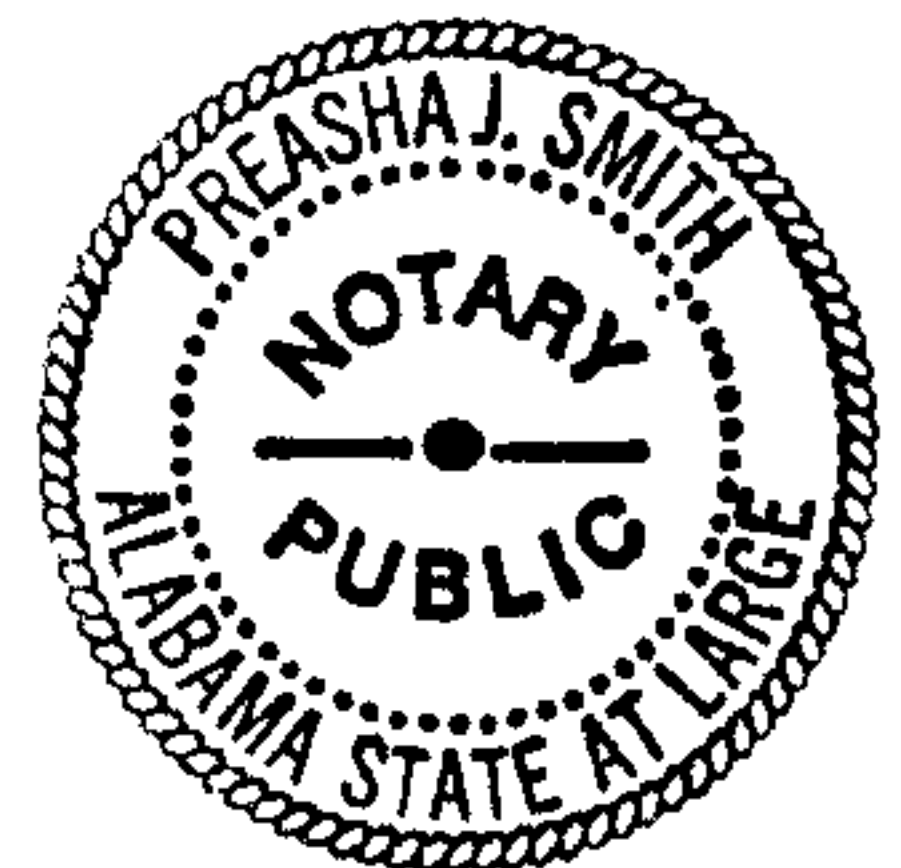


Exhibit A

A parcel of land situated in the NE 1/4 of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the NE corner of the SE 1/4 of the NE 1/4 of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama; thence S 00°35'24" E along the East line of said Section 27, a distance of 462.61' to a point in the centerline of a branch; thence leaving said East section line and along the branch centerline the following dimensions: S 88°26'57" W 59.99'; thence S 68°52'56" W 46.57'; thence S 14°36'11" W 81.32'; thence S 29°34'24" W 177.69'; thence S 72°31'49" W 85.29'; thence N 76°54'57" W 79.82'; thence N 25°09'34" W 63.07'; thence N 66°10'22" W 46.35'; thence S 72°08'14" W 37.89'; thence S 47°20'02" W 100.32'; thence N 88°58'41" W 93.30'; thence N 03°10'18" E 35.72'; thence N 44°00'34" W 62.26'; thence N 88°11'24" W 22.70'; thence S 44°14'44" W 52.31'; thence S 78°58'42" W 61.49'; thence S 88°37'28" W 68.67'; thence S 16°59'47" W 30.65'; thence S 54°06'39" W 57.58'; thence leaving said branch centerline, N 13°39'55" E a distance of 894.77'; thence N 31°34'39" E a distance of 668.59' to a point on the southwesterly right of way line of Shelby County Highway #69 (80' R.O.W.); thence along said right of way line, S 66°41'44" E a distance of 386.46' to a point on the East line of said Section 27; thence leaving said right of way line, S 00°45'03" E along said East line, a distance of 529.51' to the Point of Beginning.

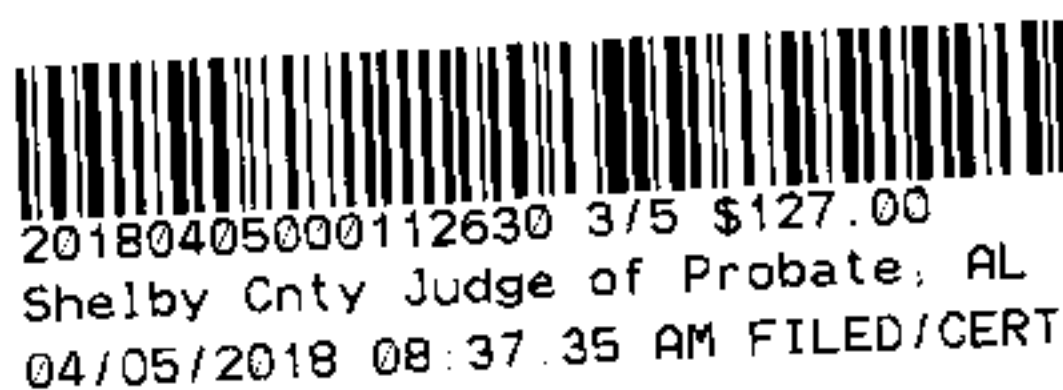



Exhibit B

Permitted Exceptions

- **Rights or claims of parties in possession not shown by the public records.**
- **Easements, or claims of easements, not shown by the public records.**
- **Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.**
- **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**
- **Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.**
- **Taxes for the year 2018 and subsequent years.**
- **Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**


20180405000112630 4/5 \$127.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: The Westervelt Company
Mailing Address: 1400 Jack Warner Parkway
Tuscaloosa, AL 35404
Grantee's Name: IRA Innovations, LLC fbo
Connor Farmer SEP IRA
Mailing Address: 100 Concourse Parkway #170
Birmingham, AL 35244
Property Address: Acreage
Date of Transfer: March 30, 2018
Total Purchase Price: \$ 100,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
Sales Contract
☒ Closing Statement

Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: March 30, 2018

Sign


F. Wayne Keith - Attorney

